
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/4 Prince Edward Avenue, McKinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,609,000 *House ☒ *Unit ☐ Suburb McKinnon

Period - From 01/04/2018 To 30/06/2018 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 Adelaide Street, McKinnon VIC 3204	\$1,203,000	27/10/2018
3a Somers Street, Bentleigh VIC 3204	\$1,246,000	16/06/2018
1/4 Prince Edward Avenue, McKinnon VIC 3204	\$1,100,000	11/08/2018